

EXHIBIT 3

BOOK 1137 PAGE 547

Rec'd for Record Jan. 23 1981 A 309 O'clk P M Same Day Record & Ex'd per Charles C. Keller, CLK

THIS DEED, made this 23rd day of January, 1981, by WILHELMINA H. STONE of Frederick County, State of Maryland.

WHEREAS, by deed dated August 16, 1960, and recorded among the Land Records of Frederick County, Maryland, in Liber 641, folio 417, Wilhelmina H. Stone acquired certain real property described as containing "one acre and eighty-seven perches, more or less", and further described as "Parcel 'A. A.'" on a plat annexed to a deed from John G. Droneburg et ux. to Edward A. Fitzgerald et ux., "said plat having been prepared by William C. Humm and R. P. Humm under date of May 22, 1956"; and

WHEREAS, the Droneburg to Fitzgerald Deed does not contain the plat referred to above and a diligent search of the Land Records of the County aforesaid has failed to locate said plat; and

WHEREAS, a plat prepared by Sutcliffe & Assoc., Inc., dated January 21, 1981 shows a "Parcel A by Title", containing 1.331 acres, more or less, and a "Parcel B by Possession", containing 0.488 acres, more or less; a description of said parcels being appended hereto as Attachment "A"; and

WHEREAS, Wilhelmina H. Stone has been in continuous possession of all of the land described herein (Parcels A and B) for more than twenty (20) years and has claimed both parcels as her own since August 16, 1960.

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the sum of Forty-four Thousand Dollars (\$44,000.00), the receipt of which is hereby acknowledged, the said WILHELMINA H. STONE does hereby grant and convey, in fee simple, unto WILLIAM D. MILLER, all those lots or parcels of land situate, lying and being in Creagerstown Election District, Frederick County, Maryland, and more particularly described as follows:

SEE ATTACHMENT "A".

TO HAVE AND TO HOLD the above described real estate unto the said William D. Miller, his heirs, personal representatives and assigns, in fee simple, forever, together with all improvements thereon and all rights, ways, roads, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

The Grantor does hereby covenant with the Grantee, his heirs, personal representatives and assigns, to warrant specially the property herein and intended to be conveyed and to grant such further assurances as may be required.

WITNESS MY HAND AND SEAL.

WITNESS:

[Signature of Harry T. DeMott]
Harry T. DeMott

[Signature of Wilhelmina H. Stone] (SEAL)
Wilhelmina H. Stone

STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I HEREBY CERTIFY that on this 23rd day of January, 1981, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Wilhelmina H. Stone and acknowledged that she executed the foregoing Deed for the purposes therein contained and further made oath that the factual recitals contained in said Deed are true.

WITNESS my hand and Notarial Seal.

[Signature of Virginia P. Fifer]
Virginia P. Fifer, Notary Public

My Commission Expires:
July 1, 1982

230.00
11.00
290.40
521.40

LAW OFFICES
BLONQUIST & DEMOTT
PROFESSIONAL ASSOCIATION
281 WEST PATRICK STREET
FREDERICK, MD. 21701